



HR ESTATE AGENTS

4 Bedrooms

House - Detached

£550,000

Located in

Coventry





Beechnut Close

Coventry | CV4 9UW



Rockwell Allen is proud to present this Four bedroom detached property set within the established and sought-after Banner Park development, close to Tile Hill Village, this location offers excellent access in and out of Coventry. Positioned on the west side of the city, it is ideally placed for the nearby villages of Balsall Common and Meriden, while Tile Hill train station and the University of Warwick are both just a short distance away. A range of local shops and schools are within easy walking distance, with larger retail facilities available along the A45 and at Cannon Hill Shopping Centre. The area is particularly well suited to families and pet owners, with nearby woodland and open countryside only minutes away.

As you approach the property over the bridge, it is immediately apparent that the home is presented to an excellent standard throughout and is ready for a family to move straight into.

The ground floor comprises a welcoming entrance hallway, with the lounge, dining room and conservatory arranged as individual spaces that can be opened up via bi-fold doors to create a bright, open-plan and free-flowing living area. The well-appointed kitchen benefits from integrated appliances and is complemented by a utility room, a ground floor W.C., and internal access to the garage.

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom features fitted wardrobes and an en-suite bathroom, while bedrooms two and three also benefit from fitted wardrobes. A fourth bedroom and a modern family bathroom complete the accommodation.

Externally, the property offers gardens to both the front and rear, with ample off-road parking to the front providing space for multiple vehicles.

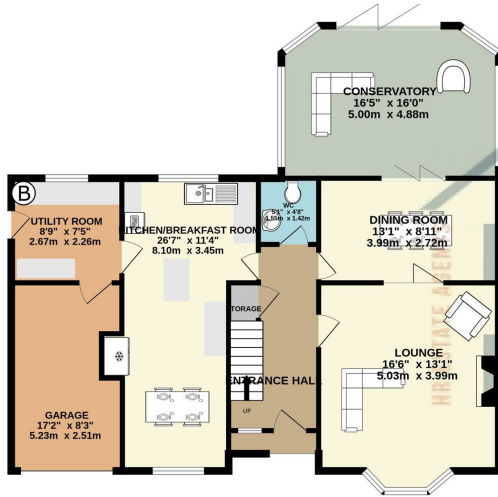
Beechnut Close

£550,000 Freehold



- Four Bedrooms
- Master En-Suite
- Multiple Reception Rooms
- Conservatory with Bi-Folding doors
- *No Chain
- Extended Open Plan Kitchen
- Utility Room
- Ample Parking
- Garage
- Close to all Transport links

GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1787 sq.ft. (166.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G3025

Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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